

City of Joliet

150 West Jefferson Street
Joliet, IL 60432



Meeting Minutes - Final

Thursday, September 16, 2021

4:00 PM

City Hall, Council Chambers

Plan Commission

Commission Members

Jason Cox

Jeff Crompton

John Dillon

John Kella

Fredrick "Rick" Moore

Roberto Perez

Brigette Roehr

Marc Rousonelos

Bob Wunderlich

As of August 30, 2021, Governor Pritzker announced a statewide indoor mask mandate for all Illinois residents, regardless of vaccination status.

In compliance with Governor Pritzker’s mandate, any individual appearing in person must wear a face-covering to cover their nose and mouth.

Citizens who are unable to attend the meeting can email comments in advance of the meeting to publiccomment@joliet.gov.

CALL TO ORDER

ROLL CALL

Present	John Dillon, Jason Cox, Jeff Crompton, Roberto Perez, Marc Rousonelos and Bob Wunderlich
Absent	John Kella, Fredrick "Rick" Moore and Brigette Roehr

APPROVAL OF MINUTES

[TMP-2407](#)

Attachments: [081921.pdf](#)

A motion was made by Bob Wunderlich, seconded by Jason Cox, to approve the minutes from the August 19, 2021 Plan Commission Meeting. The motion carried by the following vote:

Aye:	Dillon, Cox, Crompton, Perez, Rousonelos and Wunderlich
Absent:	Kella, Moore and Roehr

CITIZENS TO BE HEARD ON AGENDA ITEMS

None.

OLD BUSINESS: PUBLIC HEARING

During the Public Hearing, members of the public will be allowed to present evidence and ask questions subject to the rules of the meeting.

None.

NEW BUSINESS: PUBLIC HEARING

During the Public Hearing, members of the public will be allowed to present evidence and ask questions subject to the rules of the meeting.

A-5-21: ANNEXATION OF 6.651 ACRES LOCATED AT VETTER ROAD AND CLASSIFICATION TO I-TC (INTERMODAL TERMINAL-INDUSTRIAL PARK) ZONING.

A-6-21: ANNEXATION OF 1.9 ACRES (PART OF 23525 AND 23551 S. VETTER ROAD) AND CLASSIFICATION TO I-TC (INTERMODAL TERMINAL-INDUSTRIAL PARK) ZONING.

[TMP-2411](#)

Attachments: [A-5-21 & A-6-21 Vetter Road Annexation - Combined Plan Commission Staff Report](#)

Mr. Torri gave the Planning Staff Report.

Staff appeared on behalf of the petition.

No one appeared in opposition to the petition.

A motion was made by Jason Cox, seconded by Jeff Crompton, to recommend for approval by the City Council the Annexation of 6.651 Acres Located at Vetter Road, Classification to I-TC (Intermodal Terminal-Industrial Park) Zoning, and the Annexation of 1.9 Acres (Part of 23525 and 23551 S. Vetter Road), Classification to I-TC (Intermodal Terminal-Industrial Park) Zoning. The motion carried by the following vote:

Aye: Dillon, Cox, Crompton, Perez, Rousonelos and Wunderlich

Absent: Kella, Moore and Roehr

A-9-21: 1ST AMENDMENT TO AN ANNEXATION AGREEMENT FOR 7000 CATON FARM ROAD.

Z-4-21: RECLASSIFICATION OF 3.31 ACRES LOCATED AT 7000 CATON FARM ROAD FROM R-B (RESTRICTED BUSINESS) TO B-1 (NEIGHBORHOOD BUSINESS) ZONING.

[TMP-2382](#)

Attachments: [A-9-21 Z-4-21 7000 Caton Farm Road Staff Report Packet](#)

Mr. Torri gave the Planning Staff Report.

Mr. Michael Hansen, Attorney, Kavanagh, Grumley and Gorbald, appeared on behalf of the petition.

No one appeared in opposition to the petition.

A motion was made by Bob Wunderlich, seconded by Jeff Crompton, to recommend for approval by the City Council the 1st Amendment to an Annexation Agreement for 7000 Caton Farm Road and the Reclassification of 3.31 Acres Located at 7000 Caton Farm Road from R-B (Restricted Business) to B-1 (Neighborhood Business) Zoning. The motion carried by the following vote:

Aye: Dillon, Cox, Crompton, Perez, Rousonelos and Wunderlich

Absent: Kella, Moore and Roehr

SN-1-21: STREET NAME CHANGE FROM ROCK RUN CROSSINGS DRIVE TO GATEWAY BOULEVARD.

SN-2-21: STREET NAME CHANGE FROM ROCK RUN CROSSINGS COURT TO QUARTZ DRIVE.

[TMP-2395](#)

Attachments: [SN-1-21 & SN-2-21 Street Name Change Rock Run Crossings - Combine Plan Commission Staff Report](#)

Mr. Torri gave the Planning Staff Report.

Mr. Jim Testin, Development Manager for Cullinan Properties, appeared on behalf of the petition.

No one appeared in opposition to the petition.

A motion was made by Roberto Perez, seconded by Jason Cox, to recommend for approval by the City Council the Street Name Change from Rock Run Crossings Drive to Gateway Boulevard and the Street Name Change from Rock Run Crossings Court to Quartz Drive. The motion carried by the following vote:

Aye: Dillon, Cox, Crompton, Perez, Rousonelos and Wunderlich

Absent: Kella, Moore and Roehr

P-6-21: REVISED PRELIMINARY PLAT OF MOUND ROAD COMMERCIAL PARK SUBDIVISION. (TO BE TABLED)

[TMP-2396](#)

Attachments: [P-7-21 - Mound Road Commercial Park Sub - PC Staff Report](#)

Mr. Torri stated the applicant is requesting the petition be tabled until the October 21, 2021 Plan Commission meeting.

A motion was made by Jeff Crompton, seconded by Bob Wunderlich, to table the Revised Preliminary Plat of Mound Road Commercial Park Subdivision to the October 21, 2021 meeting. The motion carried by the following vote:

Aye: Dillon, Cox, Crompton, Perez, Rousonelos and Wunderlich

Absent: Kella, Moore and Roehr

P-7-21: PRELIMINARY PLAT OF 2504 JEFFERSON, A MINOR SUBDIVISION.

[TMP-2409](#)

Attachments: [P-7-21 - 2504 Jefferson, Minor Subdivsion - Combine Plan Commission Staff Report](#)

Mr. Torri gave the Planning Staff Report.

Mr. Mark Landstrom, Landmark Engineering, appeared on behalf of the petition.

No one appeared in opposition to the petition.

A motion was made by Jason Cox, seconded by Jeff Crompton, to recommend for approval by the City Council the Preliminary Plat of 2504 Jefferson, a Minor Subdivision. The motion carried by the following vote:

Aye: Dillon, Cox, Crompton, Perez, Rousonelos and Wunderlich

Absent: Kella, Moore and Roehr

NEW OR OLD BUSINESS, NOT FOR FINAL ACTION OR RECOMMENDATION

None.

PUBLIC COMMENT

Ms. Kathy Garthis appeared in opposition to the annexations of property located at Vetter Road.

ADJOURNMENT

A motion was made by Bob Wunderlich, seconded by Marc Rousonelos, to adjourn. The motion carried by the following vote:

Aye: Dillon, Cox, Crompton, Perez, Rousonelos and Wunderlich

Absent: Kella, Moore and Roehr

This meeting will be held in an accessible location. If you need a reasonable accommodation, please contact Christa M. Desiderio, City Clerk, 150 West Jefferson Street, Joliet, Illinois 60432 at (815) 724-3780.